

COUNTY OF YORK

MEMORANDUM

DATE: June 27, 2002 (BOS Mtg. 7/16/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. YVA-15-02 - Yorktown Village Activity District – Structural Addition Approval Request – Waterstreet Landing Restaurant

Issue

Mr. Rick Tanner, one of the owners of the Waterstreet Landing Restaurant, has applied for zoning authorization to construct a small storage shed addition on the back of the restaurant building. Pursuant to Section 24.1-327 (b)(3) of the Zoning Ordinance, proposed enlargements or extensions of non-residential uses that result in an increase of less than 25 percent in lot coverage or floor area may be approved by the Board of Supervisors by resolution and without public hearing.

Considerations

1. The applicant's proposal involves the addition of a 10' x 16' shed roof addition on the back of the restaurant building. The proposed addition would be completely enclosed and, in addition to general storage, would also house a walk-in freezer that the applicants wish to install to improve restaurant operations. The proposed design is a simple shed-roof, clapboard siding design. The existing building is concrete block with a brick front, all of which is painted white. The addition would also be painted white. A doorway would connect between the addition and the existing restaurant building, and an exterior door would also be installed.
2. The proposed addition is a relatively simple design and is compatible with the existing structure and its surroundings. However, the most complicated aspect of this proposal involves the location and the need to excavate into the hillside behind the restaurant building. The applicant proposes to construct a retaining wall of approximately six (6) feet in height to create a space within which the addition can be constructed and which will provide room to walk around and maintain all three of its sides. The materials submitted by the applicant show a timber pile and frame retaining wall; however, the applicant has subsequently indicated that he intends to construct the wall of concrete. In any event, staff has advised the applicant of its concerns about the stability of the bank and of the need to have the retaining wall designed by a qualified professional (if the addition concept is approved).
3. The applicant has also informed staff of his plans to install landscaping behind the addition/retaining wall to help screen the back of the restaurant building and buffer the view of the rooftop mechanical systems. Staff believes that a well-executed

landscape plan could have aesthetic benefits as well as helping to stabilize the hillside behind the restaurant.

Recommendation

I believe that the applicant's plan, if properly engineered, will provide an opportunity to enhance operations and aesthetics of this important waterfront business. Therefore, I recommend that the applicant's request be approved through the adoption of proposed Resolution R02-146.

Carter/3337:jmc

Attachments

- ? Vicinity Map
- ? Plan View
- ? Photograph of Existing Structure
- ? Photographs of Existing Structure w/ Addition Rendering
- ? Proposed Resolution R02-146